



28 Redwind Way

Longlevens, Gloucester, GL2 0XD

Offers over £232,500



We are delighted to bring to the market this exceptionally presented two double-bedroom terraced home, complete with a garage and a generous garden. Internal living accommodation comprises of: Entrance, kitchen/diner, lounge/diner, conservatory, two double bedrooms & bathroom.

Situated in a fantastic and highly sought-after cul-de-sac, this home is perfect for first-time buyers looking for a move-in-ready property with no work required.



Entrance

Approached via Upvc double glazed front directly into:

Kitchen/Diner 11'10 x 11'9 (3.61m x 3.58m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, recessed down lights, radiator, laminate flooring, power points, cupboard housing combination boiler, television point, central heating thermostat. Door to:

Lounge/Diner 13'8 x 11'10 (4.17m x 3.61m)

Upvc double glazed sliding doors to conservatory, television point, laminate flooring, radiator, power points, stairs leading to first floor.

Conservatory 10'9 x 8'8 (3.28m x 2.64m)

Double glazed sliding doors to rear, Upvc double glazed windows to rear, power points.

First Floor Landing 5'9 x 3'6 (1.75m x 1.07m)

Access to loft via hatch, power points, doors to both bedrooms & shower room.

Bedroom 1 11'9 x 8'8 (3.58m x 2.64m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2 10'4 x 6'9 (3.15m x 2.06m)

Upvc double glazed windows to front, radiator, power points, built in storage cupboard.

Shower Room 6'8 x 4'8 (2.03m x 1.42m)

Upvc frosted double glazed window to front, walk in shower, low level wc & pedestal wash hand basin, radiator, tiled walls, extractor fan.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, gated rear access.

Garage

Up & over door. Parking directly in front.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

